



**3811 41 Avenue
Lloydminster, Saskatchewan**

MLS # A2301915



\$489,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,405 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Preserved Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: NA

Welcome to this beautifully maintained high-level home built in 2014, perfectly located on the Saskatchewan side of Lloydminster. Offering just over 1,400 sq. ft. of thoughtfully designed living space, this fully finished home truly checks all the boxes. Step inside to a bright and inviting open-concept floor plan, ideal for both everyday living and entertaining. The main floor features stunning 14-foot vaulted ceilings and an abundance of windows, filling the space with natural light. The spacious kitchen is a showstopper, complete with ample cabinetry and a dedicated dining area perfect for family meals and gatherings. Three well-sized bedrooms complete the main level. Downstairs, the recently finished basement offers incredible additional living space with 9-foot ceilings, two more bedrooms, and a massive recreation and games area. Cozy up around the modern electric fireplace while enjoying the stylish finishes throughout. This home also includes central air conditioning and a heated double attached garage for year-round comfort and convenience. Outside, you'll fall in love with the beautifully landscaped yard featuring underground sprinklers, a stamped concrete patio, deck, shed, brick retaining wall, and exceptional privacy with no rear neighbors—your own peaceful retreat. A move-in-ready home with space, style, and privacy—this one is a must-see!